

## HISTORIC AMERICAN BUILDINGS SURVEY

708-714 NORTH BROADWAY  
(Commercial Building)

HABS No. MD-1027

**Location:** 708 North Broadway, Baltimore, Maryland.

USGS Baltimore East, Maryland Quadrangle  
Universal Transverse Mercator Coordinates  
18.4350440.0362940

**Significance:** Currently a single address, 708 N. Broadway comprises a unit of four brick rowhouses in the 700 block N. Broadway, each of which is a greatly altered example of Baltimore urban vernacular brick rowhouse construction during the immediate post-Civil War period.

**Description:** The property now 708 N. Broadway was originally a unit of four individual rowhouses, each three-stories high and of brick. Since 1980, when the four houses were consolidated to form a Johns Hopkins Hospital facility, the structures have been greatly altered on the exterior as well as the interior. All four retain their brick exterior walls, although formstone covers the facade of the original end house to the north (originally 714 N. Broadway). This house has a non-original bay window on its Broadway facade. The other three structures comprising 708 possess pairs of second floor and third floor front windows with arched lintels. The first floor fenestration of these three houses has been seriously altered to a store front appearance with barred, large windows. A bracketed wood cornice tops the front facade of the entire four-rowhouse unit.

The interior of the four structures now at 708 no longer reflects any element of the original floor plans of the four rowhouses. All decorative features have been removed, and a partition system has replaced the original interior wall divisions. The early party walls have also been severely altered or removed. Access to the upper floors of what was once 714 N. Broadway was not possible.

**History:** The property that now is 708 N. Broadway was originally a connected row of four structures which comprised 708 through 714 North Broadway until the latter twentieth century. Deed research indicates that all four houses appear to have been built ca. 1870, perhaps as an enterprise of Doctor Thomas B. Evans, who acquired all four lots by 1869. Lack of surviving Baltimore building permits and tax records has made precise dating of these structures difficult, but it is certain that the houses are not shown on the 1869 Sachse birdseye view of the city, which depicts several older, small two-story structures occupying these sites.

The 1887 Bromley Atlas shows all four houses as brick structures. 708 at the south end of the row bordered a ten-foot wide service alley to the south and was located on a lot of 15.9 feet by 74 feet. The front of the building facing Broadway was also 15.9 feet wide. The two middle structures, 710 and 712, were also of brick and situated on 15 foot by 74 foot lots. Each of these houses

was built with a back ell or narrowing of the structure, thus producing the long open area that remains in the rear of the present large row unit. At the north, the fourth house in the row in 1887 was 714, a brick dwelling on a 15-foot-by-72 foot lot bordering Milliman Street on the north. This end rowhouse also featured a rear ell, depicted in 1887, identical to those on 712 and 710. The ell on 714, however, was set back from the north line of the lot at Milliman Street.

The 1890 Sanborn gives further details of similarities and differences among the four structures in this brick rowhouse unit. All possessed main chimneys and wood cornices. The original 708 had one alley window on each story of the three-floor high front part of the house. The ell portion was primarily a large two-story east portion with a much smaller one-story rear or west end. Each part of this ell included a single first-floor alley window, and both parts were reached by single interior doorways. 710, 712, and 714 N. Broadway, too, all possessed rear ells of two-story sections with small one-story ends. The 1890 Sanborn depicts the symmetric form of this four-rowhouse block, with end house ells set back from the side streets and middle house ells separated by a small, narrow space.

In the twentieth century, the unitary look of the row largely persisted despite some changes. By 1914, 714 N. Broadway had replaced its small one-story rear area with a two-story "brick back porch" overlooking Milliman Street. This house now also had a cornice of brick or metal along its Milliman side to the back porch. The 1914 Sanborn indicated that the three remaining one-story ell ends in the block were of wood. Other changes in the block are also documented. By 1951, the original 708 rowhouse was rented as "flats," which may have occasioned some interior alterations. In 1980, Johns Hopkins Hospital acquired the entire 708-714 row and later consolidated it as a drug rehabilitation center.

Construction of the four rowhouses comprising 708 N. Broadway reflected several larger patterns in the nineteenth century northeastward expansion of Baltimore City. Governed by the orderly requirements of Thomas Poppleton's 1822 street grid of Baltimore, yet strongly influenced by the continual need for immigrant housing, the Broadway rowhouse neighborhood which includes the 700 block of North Broadway developed in response to many geographic and economic pressures. Among these, a local factor of considerable historic importance has been the presence of one or more major hospitals in the area since the late 1700s. In particular, the Johns Hopkins Hospital, located in the 600 block of North Broadway since its opening in 1889, has had a key impact on the growth and building usage of the neighborhood.

Although Fell's Point, the southern terminus of Broadway, was a major deep water port between 1750 and 1800, the Broadway region north of current Fayette Street was largely beyond the reach of early mercantile activity at "The Point."

Warner and Hanna's 1801 Plan of the City and Environs of Baltimore depicts

only the then newly-built "hospital for the care of the homeless sick and the insane" on Loudenschlager Hill, in the vicinity of present Monument Street and Broadway. The Old Joppa or Philadelphia Road crossed this area as well, but did not change its predominantly rural character.

Between 1820 and the Civil War, Baltimore's rigorous adherence to the Poppleton Street plan defined much of the character of urbanization in the North Broadway region. Without regard for topography, the Poppleton plan laid out a grid of 350-foot long blocks with service alleys. The street grid preceded actual housing construction in the 700 block North Broadway by several decades. City maps of the pre-Civil War era show few residential structures north of Pitt Street (modern Fayette) along either side of Broadway. Beyond Pitt and Broadway, antebellum development centered in the Madison Square vicinity after that square's opening in 1853, but generally did not yet extend east of Bond Street. Key streets, however, were already in place. Its boulevard width a legacy of earlier use as a Fell's Point ropewalk, Broadway was opened and paved from Baltimore Street to Gay Street between 1851 and 1854. Monument Street ran eastward from the city center as early as 1830 and, by 1863, was under repair in the North Broadway area. Madison Street was in its present location by 1860.

As immigrant workers and their families arrived in Baltimore in ever-increasing numbers during the 1850-1880 period, neighborhoods bordering Broadway saw extension of city services, construction of public buildings, and speculative erection of entire blocks of rowhouses. In 1854, the Accommodation Line of horse-drawn omnibuses began running from Fell's Point up Broadway to Gay Street. Public or community-oriented structures in the vicinity of 700 N. Broadway included the Broadway Methodist Protestant Church at the northeast corner of Monument and Broadway (1860), the Hebrew Hospital fronting Ann and Monument Streets (1866-1868; precursor to Sinai Hospital), and the Episcopal Church of Our Savior at the northwest corner of Broadway and McElderry (1869-1871). By 1876, the system of "Broadway Parks" along the center of that street were extended up to North Avenue (then the legal northern limit of Baltimore City) and landscaped with flowers, trees, and fountains. In 1888, Enoch Pratt Free Library opened its Branch No. 5 at Broadway and Miller Street (the 800 block North Broadway). A year later, displacing the Methodist cemetery and several dwellings, the seventeen original buildings of Johns Hopkins Hospital opened on the site bounded by Broadway, Monument, Wolfe, and Jefferson Streets.

The ethnic diversity of the North Broadway neighborhood was reflected by 1890 in construction of the Bohemian Hall at Barnes and Broadway (1000 block) and

the new brick First Baptist Church southwest of the hospital (built 1880 to house the oldest black Baptist congregation in Maryland). The twentieth century saw Johns Hopkins attain a dominant position in the community, building Hampton House for nurses (1926-1927), a series of apartment houses and units (1950s-1960s) and the Kennedy Institute (1962-1964) in the surrounding vicinity of the 700 block of Broadway. As early as 1904, residents in the 700-730 block responded economically to Hopkins' influence by opening drug stores for patients and boardinghouses for medical students and doctors. Jane Tydings at 726 N. Broadway pioneered in the latter enterprise and became a major real-life model for Augusta Tucker's best-selling 1939 novel Miss Susie Slagle's.

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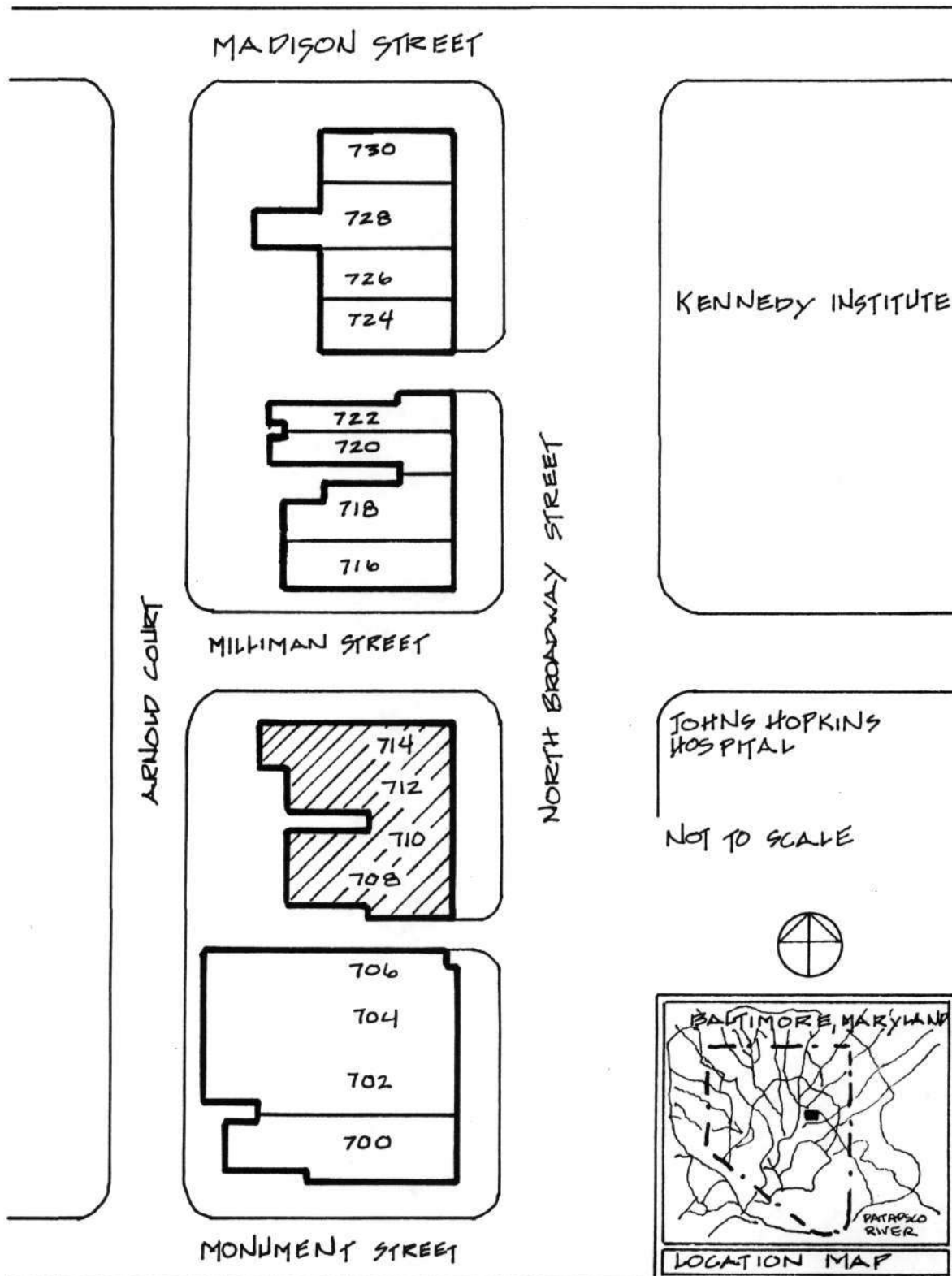
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**Historian:** Michael Reis  
P.A.C. Spero & Company  
Baltimore, Maryland  
May 14, 1991



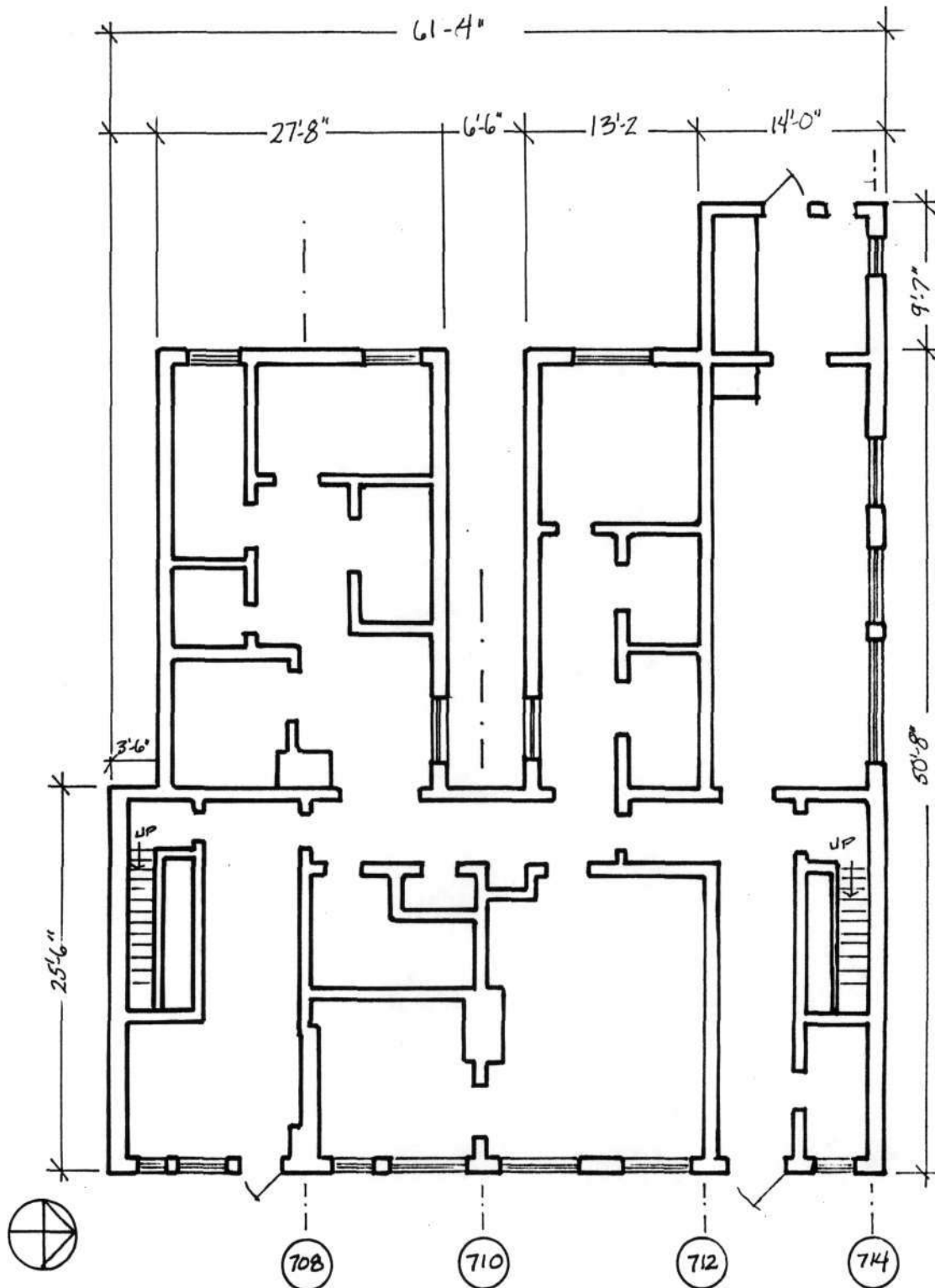
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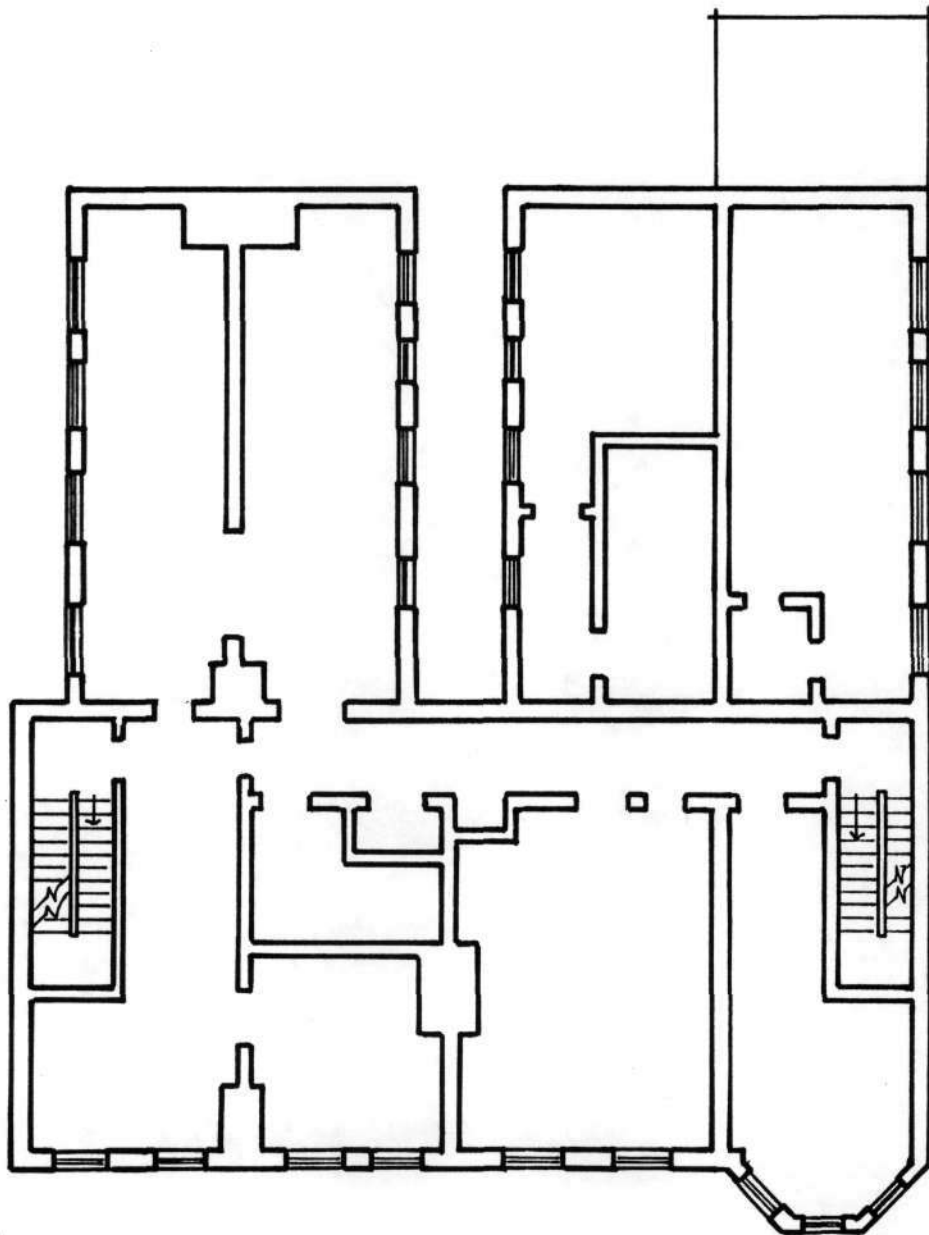


INTERIOR PARTITIONS & DETAILS HAVE BEEN REMOVED.

FIRST FLOOR

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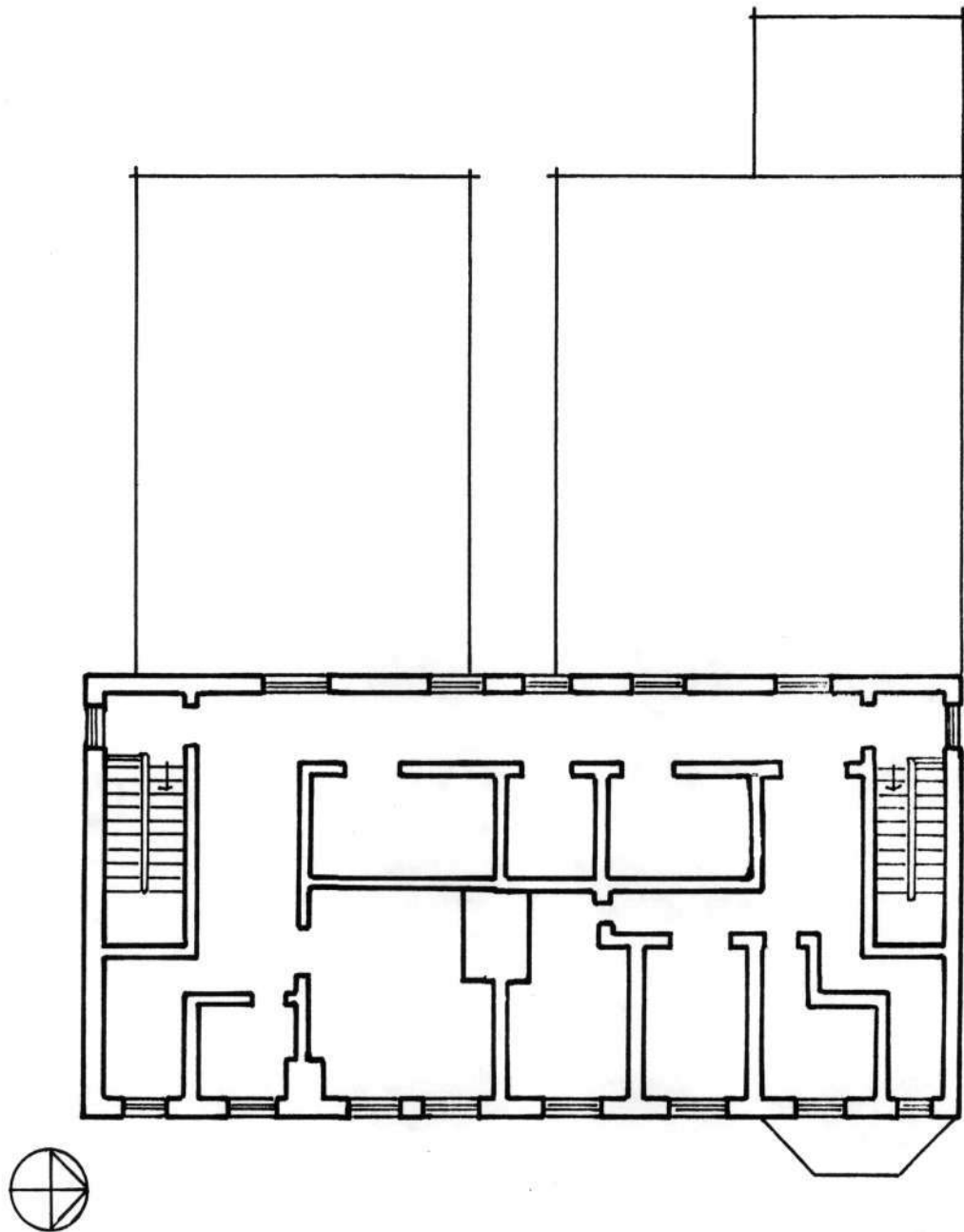


SECOND FLOOR



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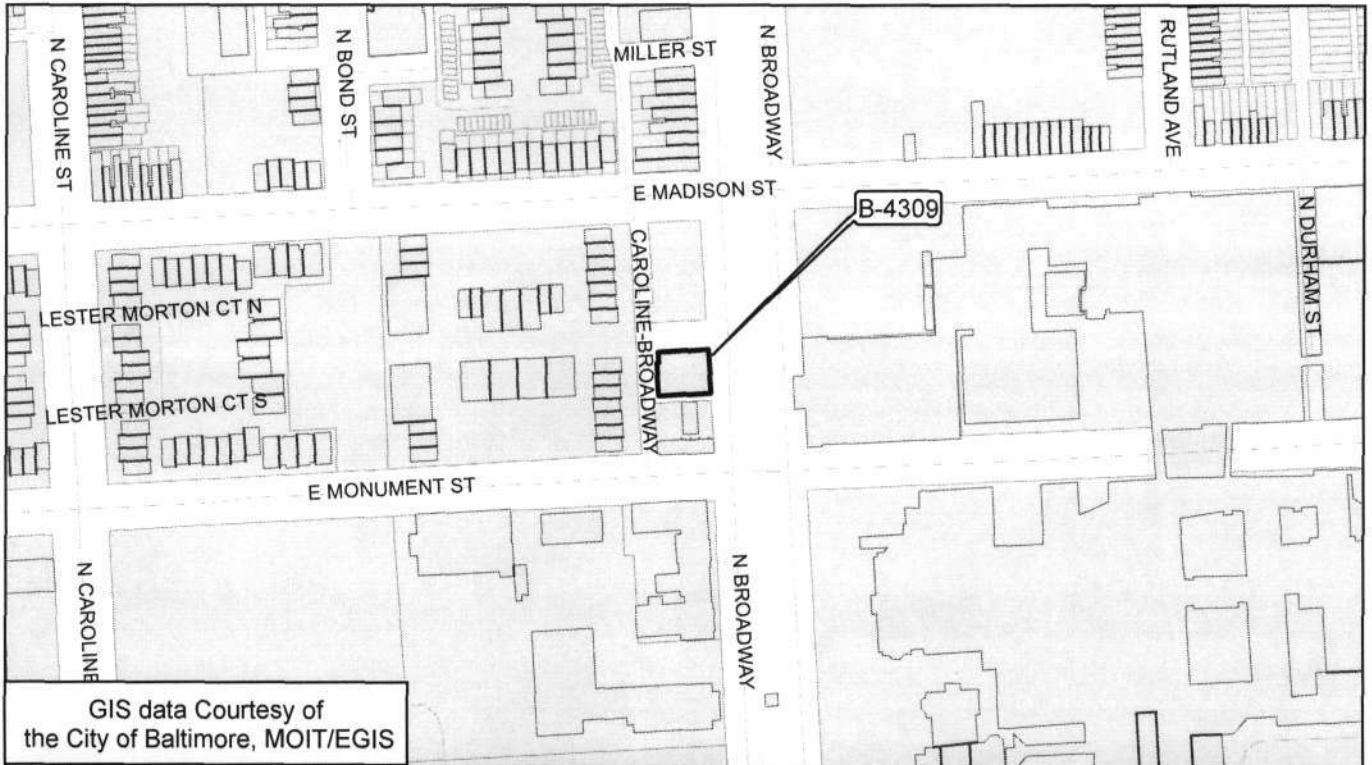
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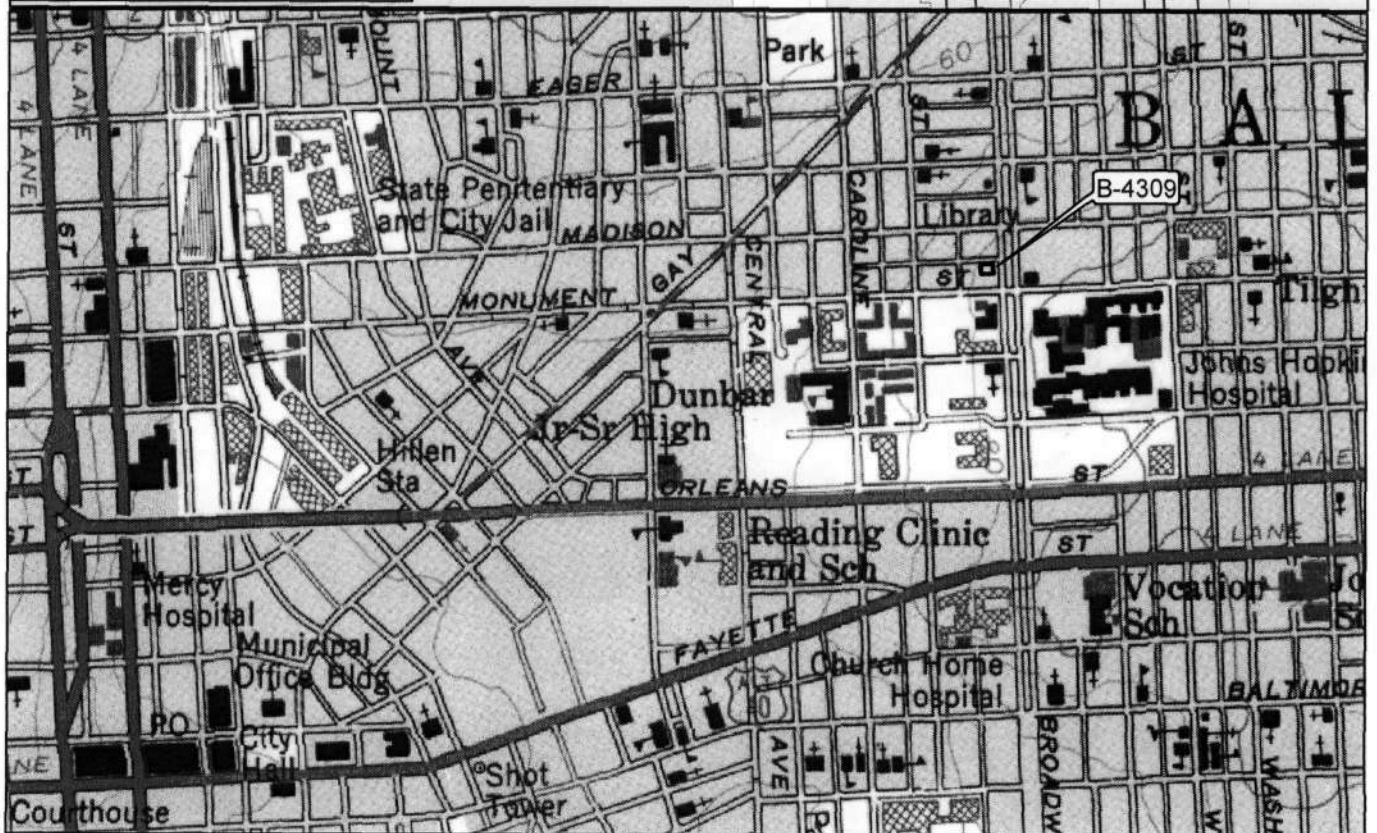
THIRD FLOOR

B-4309  
708-714 N. Broadway  
Block 1246, Lot 008  
Baltimore City  
Baltimore East Quad.

**Demolished**



GIS data Courtesy of  
the City of Baltimore, MOIT/EGIS



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# HISTORIC AMERICAN BUILDINGS SURVEY

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Photographer: Robert C. Shelley  
P.A.C. Spero & Company

May 1991

MD-1027-1	FRONT ELEVATION, 708-714 NORTH BROADWAY, VIEW WEST
MD-1027-2	VIEW SOUTHWEST, FRONT ELEVATION, 714 NORTH BROADWAY
MD-1027-3	VIEW SOUTHEAST, NORTH ELEVATION AND REAR, 714 NORTH BROADWAY
MD-1027-4	VIEW NORTHEAST, SOUTH ELEVATION AND REAR, 708 NORTH BROADWAY
MD-1027-5	VIEW EAST, WEST (REAR) ELEVATION, 708-714 NORTH BROADWAY



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HABS NC  
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HABS NB  
MID-1027-2



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HBS NL  
MD-1627-3



HABS NO  
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